



FY 2021 Joint Finance Committee Public Hearing

DELAWARE STATE HOUSING AUTHORITY
18 THE GREEN
DOVER, DE 19901
WWW.DESTATEHOUSING.COM

Delaware State Housing Authority (DSHA) Mission

Our mission is to efficiently provide, and to assist others to provide quality, affordable housing opportunities and appropriate supportive services to low- and moderate-income Delawareans.



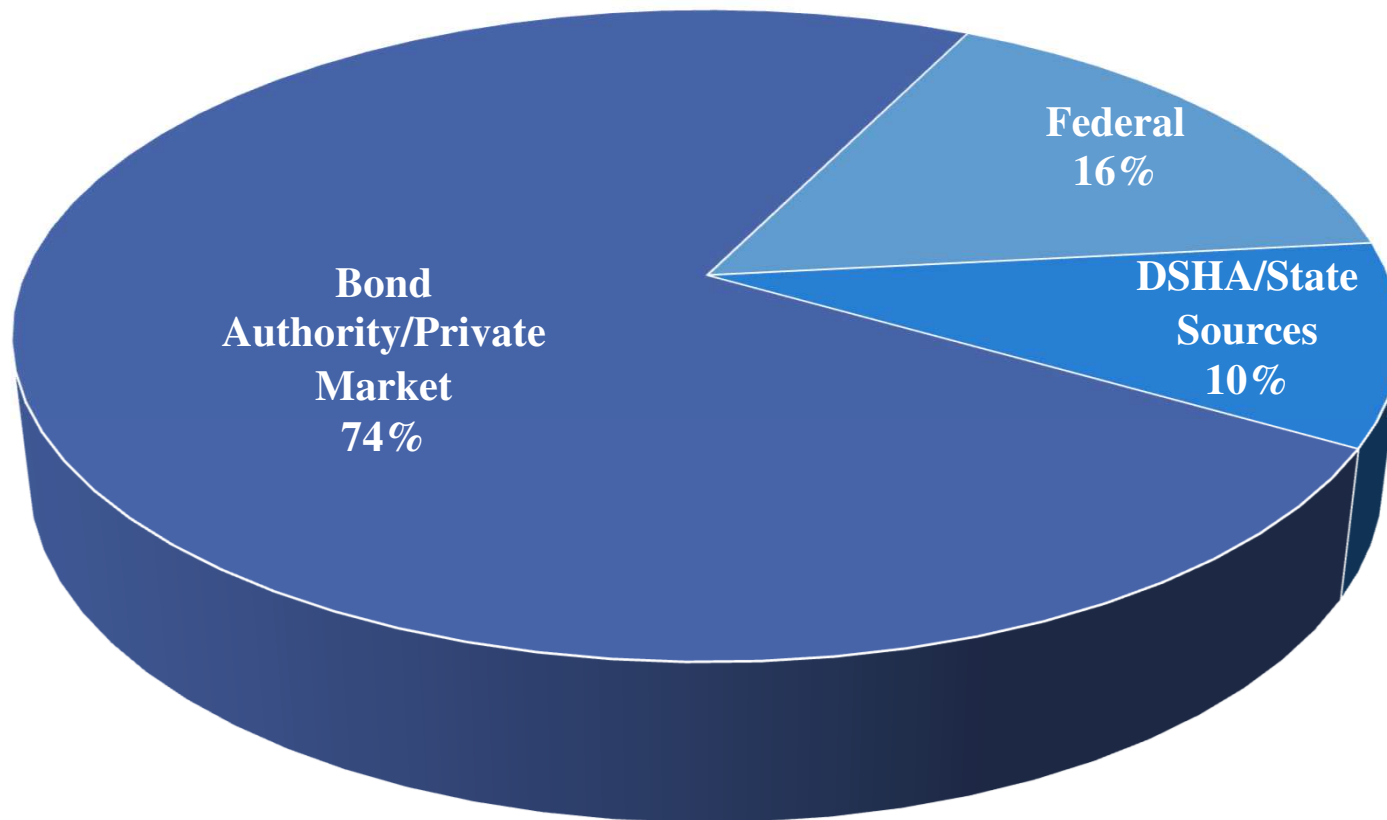
DSHA Core Services

- Homeownership
- Rental Housing
- Community Development



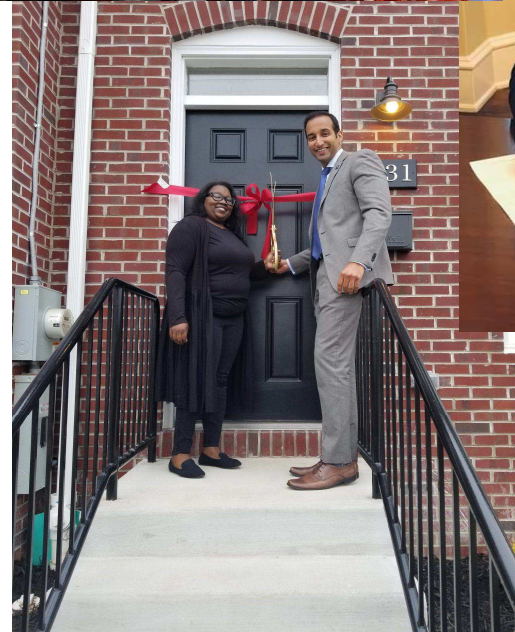
DSHA Funding Sources FY2019

Program Funding: \$290 million



Homeownership

- Mortgages and down payment assistance for first-time and repeat homebuyers
- First-time homebuyer tax credit
- Homeownership development
- Foreclosure prevention
- Rehabilitation assistance



Homeownership

1,455

**DELAWARE FAMILIES
PURCHASED A HOME
WITH DSHA HELP LAST YEAR**

KISS YOUR LANDLORD GOODBYE



Rental Housing

- Housing Development – Rehab and New Construction
- Asset Management
- Federal and State Rental Assistance
- Homelessness



Community Development

- Downtown Development Districts (DDD)
- Strong Neighborhoods Housing Fund



Downtown Development Districts (DDD)



2015

Wilmington
Dover
Seaford

2016

Smyrna
Harrington
Milford
Georgetown
Laurel

2019

Clayton
Delaware City
Middletown
New Castle

- Spur private investment
- Improve commercial vitality of our cities and towns
- Build a stable community of long-term residents
- Four new districts announced in August

Downtown Development Districts (DDD)

\$31.6

MILLION
IN STATE INVESTMENT
HAS SPURRED

\$597

MILLION
TOTAL INVESTMENT
IN OUR DOWNTOWNS

188

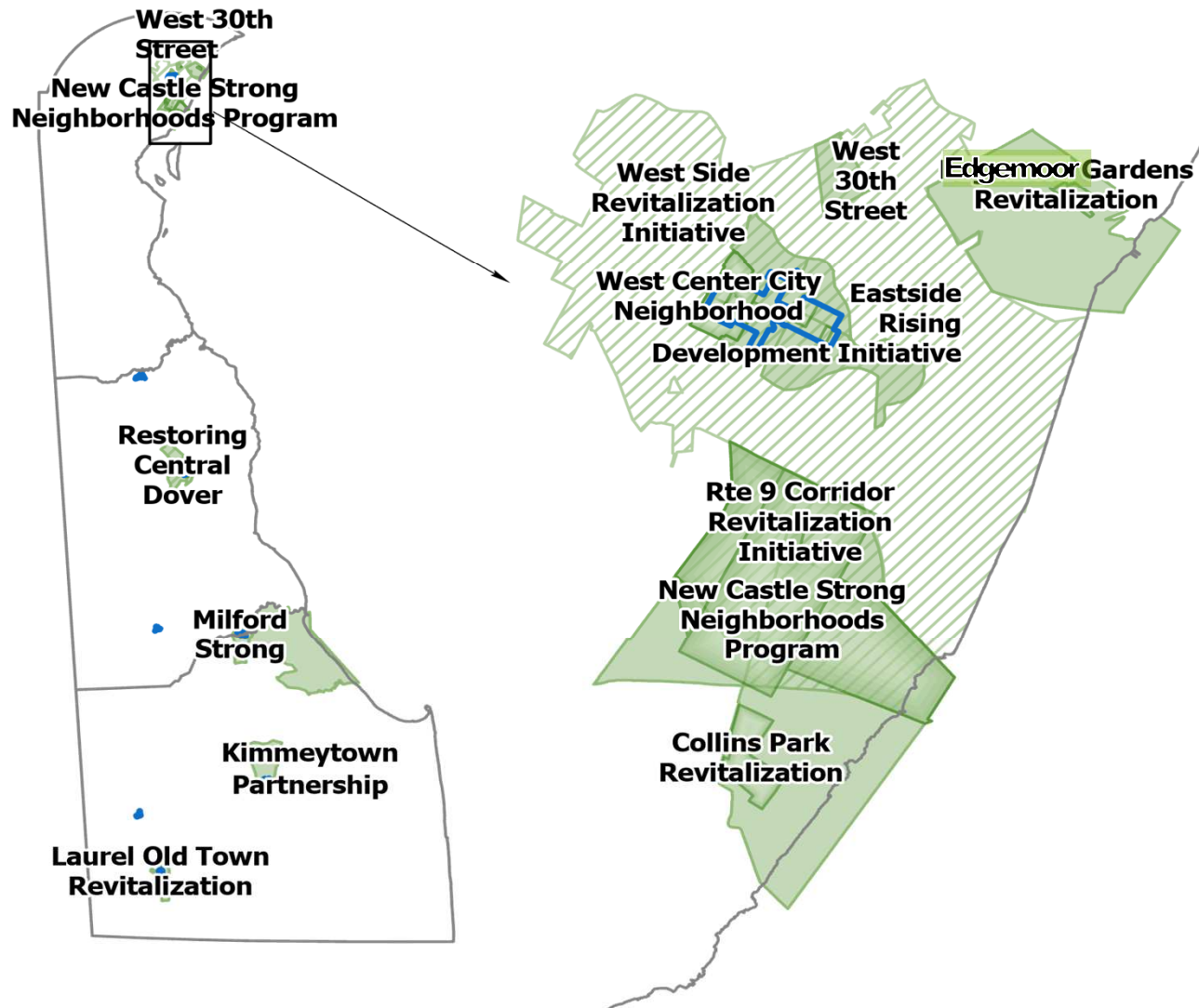
DOWNTOWN
PROJECTS HAVE BEEN
FUNDED IN

8

LOCALLY-CONTROLLED
DEVELOPMENT DISTRICTS
ACROSS THE STATE



Strong Neighborhoods Housing Fund



Strong Neighborhoods Housing Fund

**SINCE SNHF LAUNCHED
IN FY 2015,**

**\$11.25
MILLION**

**IN STATE INVESTMENT HAS
LEVERAGED**

**\$34.2
MILLION**

**THIS FUNDING WILL
REMOVE OR REHAB
AT LEAST**

240

**VACANT OR ABANDONED
HOMES IN SNHF AREAS**



FY 2021 Budget Request

<u>General Fund:</u>	
Housing Development Fund (HDF)	\$4,000,000
State Rental Assistance Program (SRAP)	\$4,000,000
<i>Total General Fund:</i>	<i>\$8,000,000</i>
<u>Bond Bill:</u>	
Downtown Development Districts (DDD)	\$5,600,000
Affordable Rental Housing Program (ARHP)	\$6,000,000
Strong Neighborhoods Housing Fund (SNHF)	\$8,000,000
<i>Total Bond Bill:</i>	<i>\$19,600,000</i>
DSHA Budget Request	\$27,600,000



Housing Development Fund

- Rental Rehab & New Construction
- Homeownership Counseling
- Homeowner Rehab
- Down Payment & Settlement Assistance



HDF and Affordable Rental Housing Program

How It Works

- Federal Low-Income Housing Tax Credit (LIHTC)
- LIHTC equity is used to finance construction
- HDF and ARHP reduce amount of first debt which leads to more affordable rents

How Much

- \$10 million in HDF and ARHP annually leverages \$27 million in LIHTC equity
- HDF and ARHP also leverage about \$20 million each year in private lending and other funding sources



The Flats - Phase III

- Wilmington, DE: 77 units, family
- Funded with HDF and ARHP



The Flats – Phase III

HDF & ARHP (State Financing): \$2.5 M

Federal Funding: \$2.1 M

Private Funding: \$3.4 M

LIHTC Equity: \$10.7 M

**Total
Develop-
ment
Cost:
\$18.7 M**

HDF and Affordable Rental Housing Program

IN THE LAST YEAR,

**\$13
MILLION**

**FOR HDF AND ARHP
LEVERAGED**

**\$81
MILLION**


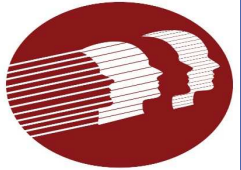

**THIS FUNDING WILL
PRESERVE OR LEAD TO
NEW CONSTRUCTION OF**

**260
UNITS**

**OF AFFORDABLE
RENTAL HOUSING**

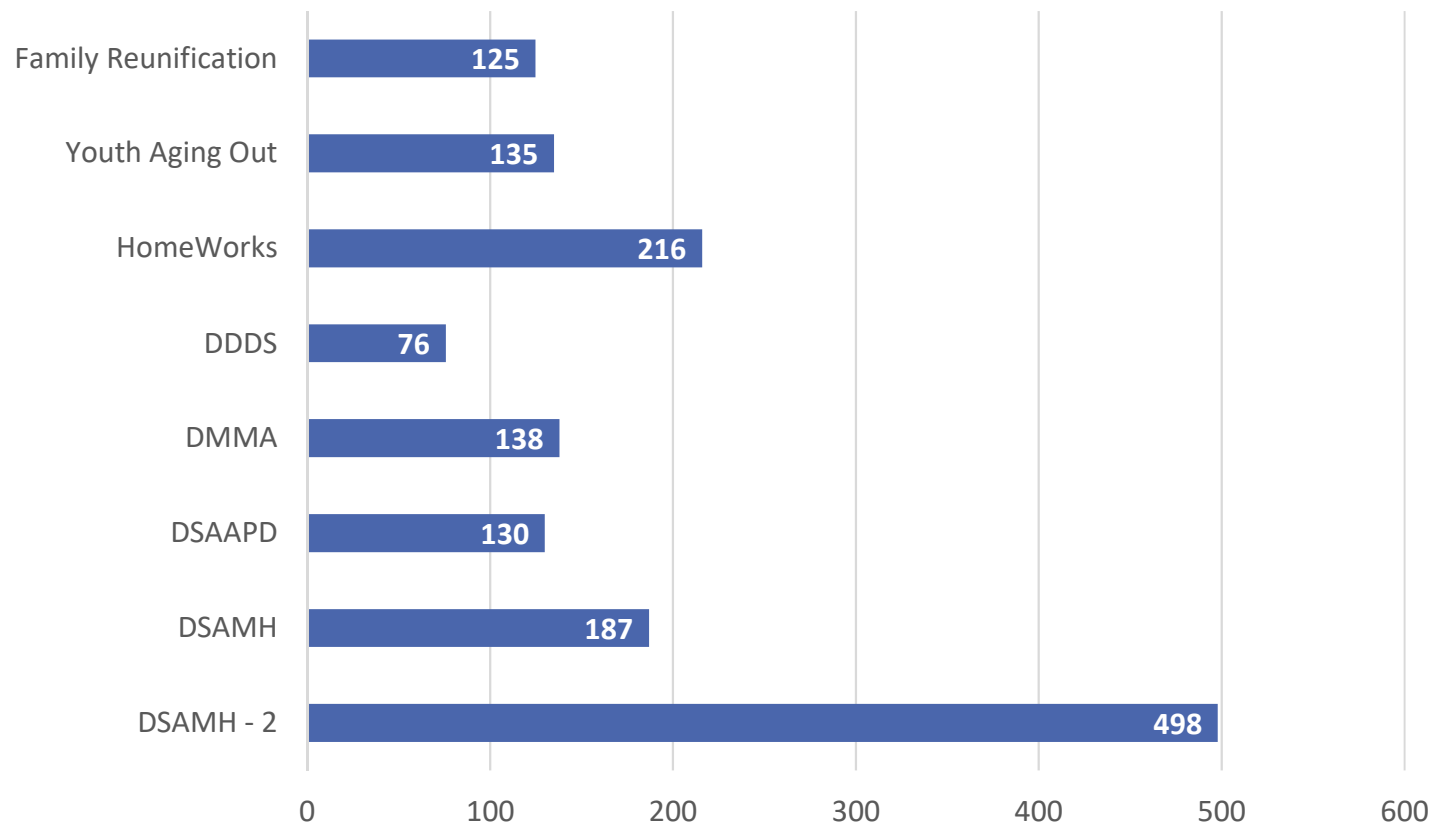


State Rental Assistance Program (SRAP)

  	
Partner	Population
Base Program	
DHSS	DSAMH – Mental Health Disabilities DSAAPD – Physical Disabilities DDDS – Developmental/Intellectual Disabilities
DSCYF	Youth exiting out of foster care Family reunification
Special Initiatives	
DHSS/VA	Veterans experiencing homelessness
School Districts	Families with school-age children (HomeWorks) experiencing homelessness

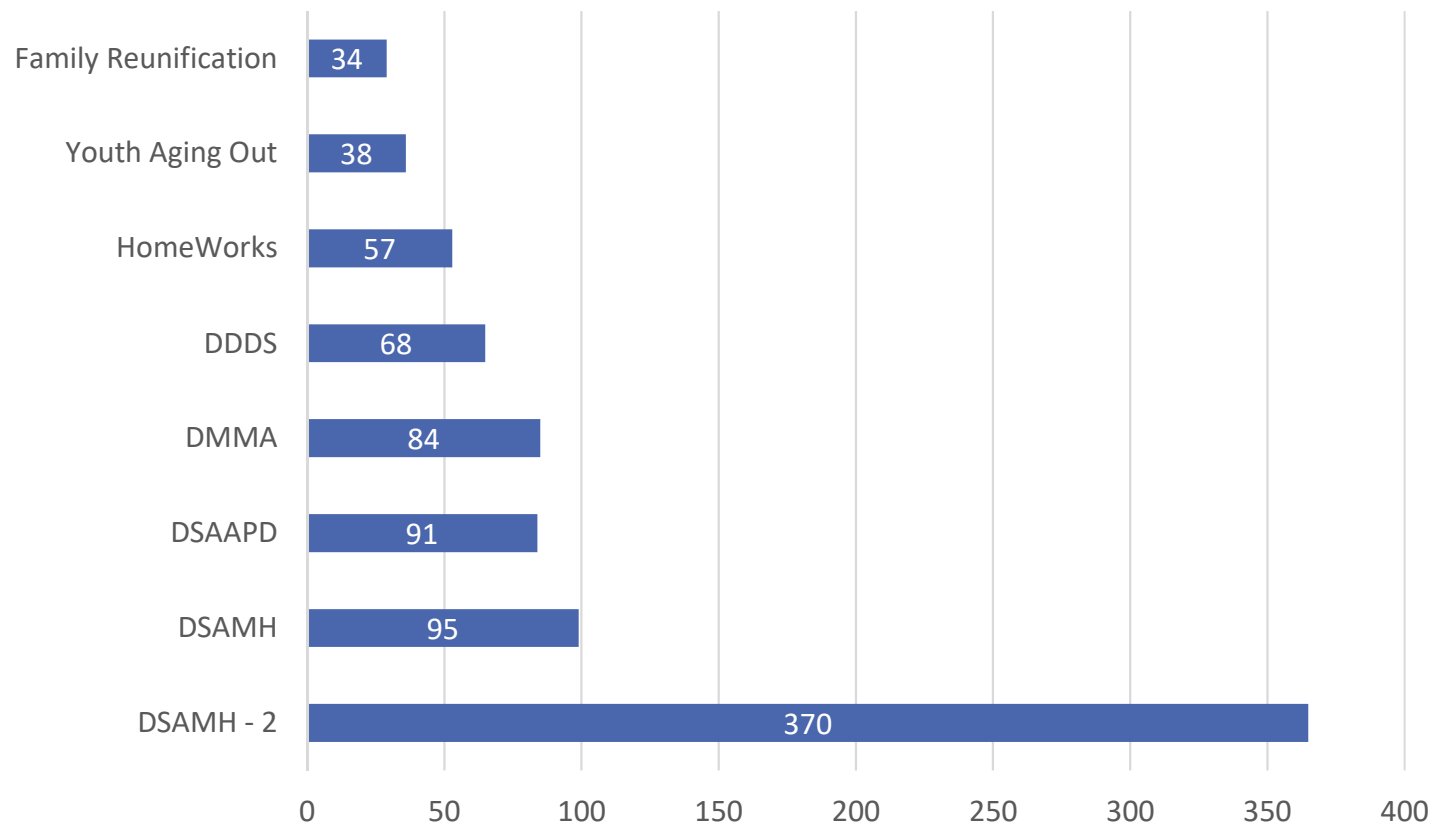
State Rental Assistance Program (SRAP)

Households Assisted Since 2011: 1,505



State Rental Assistance Program (SRAP)

Vouchers Issued/Leased as of 01/31/20: 837



State Rental Assistance Program (SRAP) Success Stories

Family Reunification

- 22 year old woman trying to keep her six siblings (ages 6-16) together, but could not find affordable housing
- SRAP helped her to secure stable housing in order to adopt her siblings
- Now, working full-time and raising her siblings under one roof

Disabilities

- Young man in his 30s in nursing home for 4+ years
- No longer needed nursing home level of care, but affordable housing primary barrier for him – minimum SSDI income
- Through SRAP, stabilized in the community with services last May and thriving

Mental Health

- Former registered nurse with long work history
- Suffered serious mental health challenges, lost her job and then home
- Housed with a DSAMH SRAP voucher and has been stable for several months, plans to return to school and work



State Rental Assistance Program (SRAP)

- **FY21 Budget Request: \$1 million increase (from \$3 million to \$4 million)**
- **Support for priority initiatives:**
 - Group Violence Intervention (GVI) Initiative
 - Christina School District Family Homelessness Pilot
 - Supportive housing for high-need individuals



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